



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



MEETING SUMMARY Wednesday January 16, 2013

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ITEM	TIME	ACTION REQUESTED
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1:00 P.M.

1. **MINUTES** **DECISION**
December 12, 2012 CDD

Decision: Mr. Lawrence made a motion to approve the Minutes as written. Mr. Young 2nd.

Vote: 4-0-2-1
For: 4 – Young, McClurkin, Hall, Lawrence
Against: 0
Abstain: 2 – Robbins and Hopwood
Absent: 1 – Wolfe
2. **PLANNING COMMISSION COMMENTS:** **INFORMATIONAL**
N/A
3. **AGENCY COMMENTS/AGENDA BRIEFING** **INFORMATIONAL**
To clarify any public misconception regarding Planning Commission briefings, Mr. Soter stated that briefings are not public hearings and are not voted upon; they are solely for informational purposes only.
4. **FALL 2012 CYCLE, WATER AND SEWERAGE PLAN AMENDMENTS** **FINDING OF CONSISTENCY**
The Planning Commission heard the following cases to determine consistency with the Comprehensive Plan.

Staff Presentation:
Tim Goodfellow, Principal Planner

a) **Case WS-12-08 Frall Developers, Inc.**
Tax Map 79, Parcel 9. Account# 09-263594. Yeagertown Road
Requesting reclassification of 34 acres from W-4, S-4 to W-3, S-3. (Supply to Barren)
Comp. Plan: LDR. Zoning: R-1

Please note that this document is a summary of the discussion that took place at the referenced meeting. It does not include all discussion that occurred at the meeting and is not intended to be a transcript or formal minutes. If you would like to obtain a video of this meeting, please call 301-600-2572 or 301-600-1138.



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Decision: Mr. Hall made a motion for **Finding of Consistency** with the Comprehensive Plan. Mr. Lawrence 2nd.

Vote: 5-0-0-2

For: 5 – McClurkin, Hall, Robbins, Lawrence, and Hopwood

Against: 0

Abstain: 0

Absent: 2 – Young and Wolfe

b) Case WS-12-09 Monocacy Ventures

Tax Map 88, part of Parcels 24, 44, 45. Account# 09-246320, 09-246339, 09-260692. West side of Ed McClain Road, south of Bush Creek (Landsdale PUD)

Requesting reclassification of 379+/- acres from W-4, S-4 to W-3, S-3. Comp. Plan: LDR. Zoning: PUD

Decision: Mr. Lawrence made a motion for **Finding of Consistency** with the Comprehensive Plan. Mr. Hopwood 2nd.

Vote: 5-0-0-2

For: 5 – McClurkin, Hall, Robbins, Lawrence, and Hopwood

Against: 0

Abstain: 0

Absent: 2 – Young and Wolfe

c) Case WS-12-10 Baker Park East, LLC

Tax Map 67, Parcel 14. Account# 02-167905. NW side of Gas House Pike within the City of Frederick (Nicodemus farm) Requesting reclassification of 64 acres from W-5 and W-4 to W-3 and from S-5 and S-4 to S-3. City Comp. Plan: MDR. City Zoning: R-12.

Decision: Mr. Lawrence made a motion for **Finding of Consistency** with the City of Frederick Comprehensive Plan. Mr. Hall 2nd.

Vote: 5-0-0-2

For: 5 – McClurkin, Hall, Robbins, Lawrence, and Hopwood

Against: 0

Abstain: 0

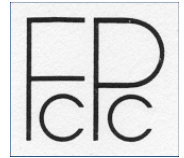
Absent: 2 – Young and Wolfe

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5. **COMBINED PRELIMINARY FINAL PLAT**

DECISION

- a) Harding Farm Lot 8, Section 5 - The Applicant requested major subdivision approval to re-subdivide the existing 50.06 acre Lot 1R into one (1) new 2.001 acre Lot 8. Located at 5616 Spectrum Drive, south of Lowe's Lane. Zoned: General Commercial (GC), Frederick Planning Region. Tax Map 77 / Parcel 187. S538, AP #13115, APFO 12933

Staff Presentation:

Tolson DeSa, Principal Planner

Decision: Mr. Lawrence made a motion to approve the plan with conditions as listed in the staff report. Mr. Young 2nd.

Vote: 6-0-0-1

For: 6 – Young, McClurkin, Hall, Robbins, Lawrence, and Hopwood

Against: 0

Abstain: 0

Absent: 1 - Wolfe

6. **SITE PLAN**

DECISION

- a) BJ's Restaurant-FSK Mall - The Applicant is requesting site plan approval for 10,642 square foot restaurant, on a 2.001-acre site. Located at 5616 Spectrum Drive, south of Lowe's Lane. Zoned: General Commercial (GC), Frederick Planning Region. Tax Map 77 / Parcel 187. SP 74-01, SITE AP #12931, APFO 12933 & FRO 12934

Staff Presentation:

Tolson DeSa, Principal Planner

Decision: Mr. Young made a motion to approve the plan with conditions as presented in the staff report with an additional condition of lighting. Mr. Hopwood 2nd.

Vote: 6-0-0-1

For: 6 – Young, McClurkin, Hall, Robbins, Lawrence, and Hopwood

Against: 0

Abstain: 0

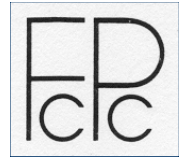
Absent: 1 - Wolfe

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7. **BRIEFINGS**

INFORMATIONAL

Mr. Gugel gave a descriptive narrative of the MXD/DRRA process and provided helpful tools for citizens to utilize to keep informed.

- a) Westview South MXD (R-00-02 (A)) - The application is to amend the Phase I Plan for the Westview South MXD, to include a residential component with 615 dwellings, and to rezone an additional 9.33 acres from Limited Industrial (LI) to Mixed Use Development (MXD). of Frederick Planning Region

Staff Presentation:

John Dimitriou, Principal Planner

Jim Gugel, Planning Manager

- b) Oakdale (Lake Linganore) PUD (R-12-01) - The application is a request to rezone 950.4 acres from Agricultural (A) and Resource Conservation (RC) to Planned Unit Development (PUD) for development of 1,735 dwelling units. Staff will also present a brief history on the entire Eaglehead-on-the-Lakes (aka Lake Linganore) PUD. New Market Planning Region

Staff Presentation:

Tim Goodfellow, Principal Planner

Jim Gugel, Planning Manager

- c) Monrovia Town Center PUD (R-12-02) - Applicant requests the rezoning of 457.3 acres, located east of Ed McClain Road and north of MD 80 at its intersection with MD 75, from Agricultural (A) to Planned Unit Development (PUD). The Applicant seeks Phase I approval for the development 1,510 dwelling units. Urbana Planning Region

Staff Presentation:

Denis Superczynski, Principal Planner

Jim Gugel, Planning Manager

Meeting adjourned at 4:15 p.m.

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